173.0	0006	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	895,700	/	895,700
USE VALUE:	895,700	/	895,700
ASSESSED:	895,700	/	895,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORSINO BRIAN & LAUREN
Owner 2:	
Owner 3:	
Street 1:	24 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORSINO BRIAN -
Owner 2:	-
Street 1:	24 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,144 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2270 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8144.000	425,600	5,100	465,000	895,700
Total Card	0.187	425,600	5,100	465,000	895,700
Total Parcel	0.187	425,600	5,100	465,000	895,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.67 | /Parcel: 394.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	115565
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	425,700	5100	8,144.	465,000	895,800	895,800	Year End Roll	12/18/2019
2019	104	FV	332,500	5100	8,144.	465,000	802,600	802,600	Year End Roll	1/3/2019
2018	104	FV	332,500	5100	8,144.	411,900	749,500	749,500	Year End Roll	12/20/2017
2017	104	FV	312,000	5100	8,144.	345,400	662,500	662,500	Year End Roll	1/3/2017
2016	104	FV	312,000	5100	8,144.	345,400	662,500	662,500	Year End	1/4/2016
2015	104	FV	278,200	5100	8,144.	298,900	582,200	582,200	Year End Roll	12/11/2014
2014	104	FV	278,200	5100	8,144.	289,000	572,300	572,300	Year End Roll	12/16/2013
2013	104	FV	289,400	5100	8,144.	275,000	569,500	569,500		12/13/2012

!13478!

PRINT

Date	Time
12/11/20	03:25:36

LAST REV

Date	Time
05/08/20	11:42:01
mmcmakin	
13478	

USER DEFINED

Prior Id # 1:	115565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORSINO BRIAN,	74455-590	1	4/13/2020	Convenience	1	No	No		
VROTSOS GREGORY	47552-449		6/1/2006		617,500	No	No		
	11700-398		6/27/1969		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/1993	614		130,000					REBUILD FIRE DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/19/2018	TTL REFUSAL	BS	Barbara S
11/22/2008	Meas/Inspect	189	PATRIOT
8/15/2006	MLS	HC	Helen Chinal
11/9/2000	Hearing Chag		
4/21/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8144		Sq. Ft.	Site		0	70.	0.82	8									465,026						465,000	

Total AC/HA: 0.18696 | Total SF/SM: 8144 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,026 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14157295
Const Adj.:	0.98990101
Adj $ / SQ:	192.108
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616771
Depreciation:	191199
Depreciated Total:	425572

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

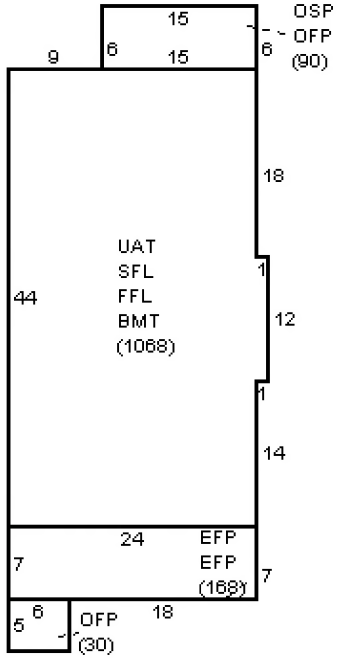
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	192.11
Special Features:	0	Val/Su Net:	105.95
Final Total:	425600	Val/Su SzAd	199.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	57.630	61,551
FFL	First Floor	1,068	192.110	205,171
SFL	Second Floor	1,068	192.110	205,171
EFP	Enclos Porch	336	34.970	11,750
UAT	Upper Attic	267	92.210	24,621
OFP	Open Porch	120	29.940	3,593
OSP	Screen Porch	90	37.930	3,414
	Net Sketched Area:	4,017	Total:	515,271
Size Ad	2136	Gross Are	4818	FinArea 2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100